

## EXHIBIT "A"

**COLORADO DEPARTMENT OF TRANSPORTATION  
ADVANCE ACQUISITION PARCEL  
PROJECT NUMBER: FBR 0704-234  
DATE: April 27, 2016**

### PARCEL DESCRIPTION

**A parcel of land comprised of the following described parcels AP-1, AP-1A, AP-1B, AP-1C, AP-1D, AP-1E, AP-1F, AP-1G, AP-1H, AP-1I, AP-1J, and AP-1K containing a total area of 4,776,035 sq. ft. (109.643 acres), more or less, as depicted on the CCD Acquisition Parcel Map deposited in the County Land Survey/Right-of-Way Surveys in Book \_\_\_\_\_ at Pages \_\_\_\_\_, Reception No. \_\_\_\_\_, lying in Sections 23 and 24, Township 3 South, Range 68 West, and Sections 19 and 20, Township 3 South, Range 67 West of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, being described further as:**

A tract or parcel of land No. **AP-1** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing a net area of 423,348 sq. ft. (9.719 acres), more or less, lying in the north half of Section 23, Township 3 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 23, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the east quarter corner of said Section 23, monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S32°01'55"W, a distance of 1,653.44 feet to a point on the northwesterly line of the Union Pacific Railroad Company right-of-way as conveyed by condemnation, recorded November 16, 1868 in Book 20, Page 71, records of Arapahoe County, Territory of Colorado, said point being the POINT OF BEGINNING;

Thence on said northwesterly right-of-way line of the Union Pacific Railroad Company the following two (2) courses:

1. N89°58'45"W, a distance of 10.70 feet;
2. On the arc of a non-tangent curve to the right, a radius of 750.57 feet, a central angle of 03°00'53", a distance of 39.49 feet, (a chord bearing S50°16'25"W, a distance of 39.49 feet);
3. Thence S89°54'01"W, a distance of 25.69 feet to the southeasterly corner of Parcel 23 described at Book 9174, Page 12, recorded January 24, 1964 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I 70-4(28)286;

Thence on the easterly and northerly lines of said Parcel 23 the following four (4) courses:

4. N00°08'39"E, a distance of 25.30 feet;
5. N89°58'45"W, a distance of 385.22 feet to a point on the west line of said northeast quarter of the northeast quarter of Section 23;
6. N00°04'20"E on said west line of said northeast quarter of the northeast quarter of Section 23, a distance of 3.32 feet;
7. S89°56'20"W, a distance of 219.30 feet to the northeasterly corner of Parcel 22 described at Book 9207, Page 127 recorded March 25, 1964 in the records of the City and County of Denver;

Thence on the northerly lines of said Parcel 22 and Parcel 21 described at Book 8987, Page 527 recorded February 26, 1963 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286 the following two (2) courses:

8. S89°56'20"W, a distance of 261.92 feet;
9. On the arc of a non-tangent curve to the left, a radius of 438.30 feet, a central angle of 35°05'57", a distance of 268.50 feet, (a chord bearing S62°26'52"W, a distance of 264.32 feet) to a point on the southeasterly right-of-way line of Brighton Blvd., Denver Ordinance 177, Series 1924;
10. Thence S44°54'22"W, on said southeasterly right-of-way line a distance of 239.00 feet;
11. Thence on the arc of a non-tangent curve to the right, a radius of 553.69 feet, a central angle of 01°58'52", a distance of 19.15 feet, (a chord bearing S86°37'05"W, a distance of 19.14 feet);
12. Thence N45°29'27"W, a distance of 67.26 feet to a point on the northwesterly right-of-way line of said Brighton Blvd.;
13. Thence N44°54'22"E on said northwesterly right-of-way line, a distance of 270.51 feet to the southeasterly corner of Parcel 207 described at Reception No. 9800218091 recorded December 28, 1998 in the records of the City and County of Denver;

Thence on the easterly and northerly lines of said Parcel 207 and the northerly lines of Parcel 204 described at Reception No. 9800208090 recorded December 10, 1998, Parcel 203 described at Reception No. 9800086283 recorded June 10, 1998 and Parcel 38 described at Book 8949, Page 243 recorded December 4, 1962 in the records of the City and County of Denver, acquired for Colorado Department of Transportation (CDOT) Project No. IR-IM(CX)070-4(145) Unit 2 and CDOH Project No. I 70-4(14)285, the following three (3) courses:

14. N00°08'26"W, a distance of 53.60 feet;
15. S89°56'13"W, 73 feet southerly and parallel with the south sixteenth section line of the northwest quarter of said northeast quarter of Section 23, a distance of 564.78 feet to a point on the north south center section line of said Section 23;
16. N89°59'56"W, 73 feet southerly and parallel with the south sixteenth section line of the northeast quarter of the northwest quarter of Section 23, a distance of 359.03 feet to the westerly line (extended south) of Humboldt Street right-of-way, as platted in the subdivision of West Elyria recorded July 28, 1881, Arapahoe County, at Book 1, Page 20 in the records of the City and County of Denver;
17. Thence N00°08'48"W on said west right-of-way line of Humboldt Street (extended south), a distance of 102.01 feet to the south line (extended west) of Block 4 in said West Elyria subdivision;
18. Thence N89°52'30"E on said south line (extended west) of Block 4, a distance of 192.95 feet to the west line of a 16 foot wide alley as platted in said Block 4;
19. Thence N00°08'38"W on said west line, a distance of 46.78 feet to the south line of a 15 foot wide permanent easement reserved by deed recorded October 6, 2004 at Reception No. 2004209761 in the records of the City and County of Denver;
20. Thence on the arc of a non-tangent curve to the left, a radius of 111.04 feet, a central angle of 08°16'26", a distance of 16.03 feet, (a chord bearing S87°16'09"E, a distance of 16.02 feet) to the east line of said alley;
21. Thence S00°08'38"E on said east line, a distance of 45.98 feet to said south line of Block 4;
22. Thence N89°52'30"E continuing on said south line of Block 4, a distance of 124.95 feet to the west right-of-way line of Franklin Street as platted in said West Elyria subdivision;

23. Thence N00°08'28"W on said west right-of-way line of Franklin Street, a distance of 69.24 feet to said south line of said 15 foot wide permanent easement;
24. Thence on the arc of a non-tangent curve to the right, a radius of 130.89 feet, a central angle of 17°27'43", a distance of 39.89 feet, (a chord bearing S72°22'32"E, a distance of 39.74 feet);
25. Thence on the arc of a non-tangent reverse curve to the left, a radius of 1,951.35 feet, a central angle of 00°40'31", a distance of 23.00 feet, (a chord bearing N74°22'15"E, a distance of 23.00 feet) to the east right-of-way line of said Franklin Street as platted in the subdivision of Elyria, dated March 29, 1881, Arapahoe County, recorded at Book 4, Page 25 in the records of the City and County of Denver;
26. Thence S00°08'28"E on said east right-of-way line of Franklin Street, a distance of 63.14 feet to the southwest corner of Lot 24, Block 10 in said Elyria subdivision;
27. Thence N89°50'22"E on the south lines of said Lot 24 and Lot 27, Block 10, a distance of 239.96 feet to the west right-of-way line of Baldwin Court as platted in said Elyria subdivision;
28. Thence N00°08'30"W on said west right-of-way line of Baldwin Court, a distance of 143.32 feet to said south line of said 15 foot wide permanent easement;
29. Thence N71°06'02"E, a distance of 63.37 feet to the east right-of-way line of said Baldwin Court;
30. Thence S00°08'30"E on said east right-of-way line of Baldwin Court, a distance of 163.68 feet to the southwest corner of Lot 24, Block 11 in said Elyria subdivision;
31. Thence N89°50'22"E on the south line of said Lot 24, Block 11, a distance of 114.97 feet to the west line of a former 10 foot wide alley in said Block 11 opened per Denver Ordinance 175, Series 1902;
32. Thence N00°08'28"W on said west line, a distance of 299.69 feet;
33. Thence N89°50'51"E, a distance of 10.00 feet to the east line of said alley;
34. Thence S00°08'28"E on said east line, a distance of 299.68 feet to a point on the south line of Lot 27 in said Block 11, Elyria, 5.00 feet easterly of the southwest corner of said Lot 27, Block 11;
35. Thence N89°50'22"E on the south line of said Lot 27, Block 11, a distance of 114.97 feet to the west right-of-way line of Gilpin Street as platted in said Elyria subdivision, currently known as Brighton Blvd.;
36. Thence N00°08'26"W on said west right-of-way line of Gilpin Street, a distance of 324.64 feet to a point on the south line (extended west ) of Lot 11, Block 12 in said Elyria subdivision;
37. Thence N89°50'56"E on said south line (extended west), a distance of 60.00 feet to the southwest corner of said Lot 11, Block 12 and the east right-of-way line of said Gilpin Street;
38. Thence S00°08'26"E on said east right-of-way line of Gilpin Street, a distance of 324.63 feet to the southwest corner of Lot 24, in said Block 12, Elyria;
39. Thence N89°50'22"E on the south line of said Lot 24, Block 12, a distance of 114.97 feet to west line of a former 10 foot wide alley in said Block 12 opened per Denver Ordinance 175, Series 1902;
40. Thence N00°08'22"W on said west line, a distance of 255.95;
41. Thence S65°56'58"E, a distance of 10.96 feet to the east line of said alley;
42. Thence S00°08'22"E on said east line, a distance of 251.46 feet to a point on the south line of Lot 27 in said Block 12, Elyria, 5.00 feet easterly of the southwest corner of said Lot 27, Block 12;
43. Thence N89°50'22"E on the south line of said Lot 27, Block 12, a distance of 114.97 feet to the west right-of-way line of Williams Street as platted in said Elyria subdivision;

44. Thence N00°08'18"W on said west right-of-way line of Williams Street, a distance of 194.75 feet to a point on a line 5.00 feet southerly of and parallel with the south line (extended west) of Lot 16, Block 13 in said Elyria subdivision;
45. Thence N89°50'43"E on said south line (extended west), a distance of 60.00 feet to a point 5.00 south of the southwest corner of said Lot 16, Block 13 and on the east right-of-way line of said Williams Street;
46. Thence S00°08'18"E on said east right-of-way line of Williams Street, a distance of 194.74 feet to the southwest corner of Lot 24, in said Block 13, Elyria;
47. Thence N89°50'22"E on the south line of said Lot 24, a distance of 114.97 feet to west line of a former 10 foot wide alley in said Block 13 opened per Denver Ordinance 175, Series 1902;
48. Thence N00°08'23"W on said west line, a distance of 124.83 feet to a point on the south line of Lot 19 in said Block 13;
49. Thence N89°50'35"E on the south line of said Lot 19, a distance of 5.00 feet to the centerline of said Block 13;
50. Thence N00°08'23"W on said centerline, a distance of 49.93 feet to the southwest corner of Lot 34, in said Block 13;
51. Thence N89°50'40"E on the south line of said Lot 34, a distance of 5.00 feet to the east line of said alley;
52. Thence S00°08'23"E on said east line, a distance of 49.93 feet to a point 5.00 easterly of the southwest corner of Lot 32 in said Block 13;
53. Thence S89°50'35"W on the south line of said Lot 32, a distance of 5.00 feet to the centerline of said Block 13;
54. Thence S00°08'23"E on said centerline, a distance of 124.83 feet to the southwest corner of Lot 27 in said Block 13, Elyria;
55. Thence N89°50'22"E on the south line of said Lot 27, Block 13, a distance of 119.97 feet to the west right-of-way line of High Street as platted in said Elyria subdivision;
56. Thence N00°08'27"W on said west right-of-way line of High Street, a distance of 174.75 feet to the southeast corner of Lot 34, in said Block 13;
57. Thence N89°50'40"E, a distance of 60.00 feet to the southwest corner of Lot 17, Block 14 in said Elyria subdivision and the east right-of-way line of said High Street;
58. Thence S00°08'27"E on said east right-of-way line of High Street, a distance of 99.86 feet to the southwest corner of Lot 21, in said Block 14, Elyria;
59. Thence N89°50'30"E on the south lines of said Lot 21 and Lot 30, Block 14, a distance of 239.79 feet to the west right-of-line of Race Street as platted in said Elyria subdivision;
60. Thence N00°07'14"W on said west right-of-way line of Race Street, a distance of 124.81 feet to the southeast corner of Lot 35, in said Block 14;
61. Thence N89°50'43"E, a distance of 60.00 feet to the southwest corner of Lot 16, Block 15 in said Elyria subdivision and the east right-of-way line of said Race Street;
62. Thence S00°07'14"E on said east right-of-way line of Race Street, a distance of 124.80 feet to the southwest corner of Lot 21, in said Block 15, Elyria;
63. Thence N89°50'30"E on the south line of said Lot 21, Block 15, a distance of 120.13 feet to the centerline of said Block 15;
64. Thence N00°07'59"W on said centerline of said Block 15, a distance of 74.88 feet to the southwest corner of Lot 33, in said Block 15;

65. Thence N89°50'38"E, on the south line of said Lot 33, Block 15, a distance of 120.12 feet to the west right-of-line of Vine Street as platted in said Elyria subdivision;
  66. Thence N00°08'44"W on said west right-of-way line of Vine Street, a distance of 74.87 feet to the southeast corner of Lot 36, in said Block 15;
  67. Thence N89°50'45"E, a distance of 60.00 feet to the southwest corner of Lot 15, Block 16 in said Elyria subdivision and the east right-of-way line of said Vine Street;
  68. Thence S00°08'44"E on said east right-of-way line of Vine Street, a distance of 49.91 feet to the southwest corner of Lot 17, in said Block 16, Elyria;
  69. Thence N89°50'40"E on the south line of said Lot 17, Block 16, a distance of 117.53 feet to a point on the northwesterly right-of-way line of Stevenson Place, Denver Ordinance 138, Series 1966;
  70. Thence N46°22'23"E on said northwesterly right-of-way line of Stevenson Place, a distance of 168.20 feet to a point on the west right-of-way of Gaylord Street;
  71. Thence N00°08'41"W on said west right-of-way line of Gaylord Street, a distance of 9.05 feet to the southeast corner of Lot 39, in said Block 16;
  72. Thence N89°50'53"E, a distance of 60.00 feet to the southwest corner of Lot 12, Block 17 in said Elyria subdivision and the east right-of-way line of said Gaylord Street;
  73. Thence S00°08'41"E on said east right-of-way line of Gaylord Street, a distance of 52.99 feet to a point on said northwesterly right-of-way line of the Union Pacific Railroad Company;
  74. Thence S44°54'17"W on said northwesterly right-of-way line of the Union Pacific Railroad Company, a distance of 327.68 feet to the northeasterly corner of Parcel 28 described in Book 9018 at Page 531, recorded April 25, 1963 in the records of the City and County of Denver and acquired for CDOH Project No. I 70-4(28)286;
- Thence on the northerly, westerly and southerly lines of said Parcel 28 the following (3) three courses:
75. S89°50'22"W, a distance of 67.66 feet;
  76. S00°08'44"E, a distance of 15.00 feet;
  77. N89°50'22"E, a distance of 52.63 feet to a point on said northwesterly right-of-way line of the Union Pacific Railroad Company;
  78. Thence S44°54'17"W on said northwesterly right-of-way line of the Union Pacific Railroad Company, a distance of 155.63 feet to the POINT OF BEGINNING.

**EXCEPTING FROM PARCEL AP-1, THE FOLLOWING THREE (3) PARCELS:**

A tract or parcel of land No. **Exception-1A** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing 6,458 sq. ft. (0.148 acres), lying in the northeast quarter of Section 23, Township 3 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, being Parcel 24 Rev2 described at Book 9558, Page 556, recorded February 9, 1966 and Parcel 25 described at Book 8969, Page 174 recorded January 16, 1963 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I 70-4(28)286, said parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 23, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the east quarter corner of said Section 23, monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S47°40'10"W, a distance of 1,920.54 feet to the southwest corner of Lot 24 in Block 14, in the subdivision of Elyria, dated March 29, 1881,

Arapahoe County, recorded at Book 4, Page 25 in the records of the City and County of Denver, said corner being the POINT OF BEGINNING;

79. Thence N00°08'27"W on the west line of said Block 14, a distance of 33.12 feet;

80. Thence S86°07'02"E, a distance of 115.16 feet to a point 5.00 feet west of the northwest corner of Lot 27 in said Block 14;

81. Thence N89°51'24"E on the north line (extended west) of said Lot 27, Block 14, a distance of 124.90 feet to the northeast corner of said Lot 27, Block 14;

82. Thence S00°07'14"E on the east line of said Lot 27, Block 14, a distance of 24.96 feet to the southeast corner of said Lot 27, Block 14;

83. Thence S89°50'22"W on the south lines of said Lots 24 and 27, Block 14, a distance of 239.76 feet to the POINT OF BEGINNING.

A tract or parcel of land No. **Exception-1B** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing 2,523 sq. ft. (0.058 acres), lying in the northeast quarter of the northeast quarter of Section 23, Township 3 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, being all of Parcel 26 described at Book 9018, Page 531 recorded April 25, 1963 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I 70-4(28)286, said parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 23, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the east quarter corner of said Section 23, monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S40°54'43"W, a distance of 1,710.25 feet to the southwest corner of Lot 24 in Block 15, in the subdivision of Elyria, dated March 29, 1881, Arapahoe County, recorded at Book 4, Page 25 in the records of the City and County of Denver, said corner being the POINT OF BEGINNING;

84. Thence N00°07'14"W on the west line of said Lot 24, Block 15, a distance of 23.00 feet;

85. Thence S88°15'13"E, a distance of 120.21 feet to a point on the east line of said Lot 24, Block 15, 19.00 feet north of the southeast corner of said Lot 24, Block 15;

86. Thence S00°07'59"E on said east line of Lot 24, Block 15, a distance of 19.00 feet to the southeast corner of said Lot 24, Block 15;

87. Thence S89°50'22"W on the south line of said Lot 24, Block 15, a distance of 120.15 feet to the POINT OF BEGINNING.

A tract or parcel of land No. **Exception-1C** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing 1,958 sq. ft. (0.045 acres), lying in the northeast quarter of the northeast quarter of Section 23, Township 3 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, being all of Parcel 27 described at Book 9018, Page 531 recorded April 25, 1963 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I 70-4(28)286, said parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 23, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the east quarter corner of said Section 23, monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S37°35'43"W, a distance of 1,630.76 feet to a point 5.00 feet east of the southwest corner of Lot 27 in Block 15, in the subdivision of Elyria, dated March 29, 1881, Arapahoe County, recorded at Book 4, Page 25 in the records of the City and County of Denver, said corner being the POINT OF BEGINNING;

88. Thence N00°07'59"W, 5.00 feet easterly and parallel with the west line of said Lot 27, a distance of 19.00 feet;
89. Thence S88°10'15"E, a distance of 115.21 feet to a point on the east line of said Lot 27, Block 15 that is 15.00 feet north of the southeast corner of said Lot 27, Block 15;
90. Thence S00°08'44"E on the east line of said Lot 27, Block 15, a distance of 15.00 feet to the southeast corner of said Lot 27, Block 15;
91. Thence S89°50'22"W on the south line of said Lot 27, Block 15, a distance of 115.15 feet to the POINT OF BEGINNING.

**TOGETHER WITH:**

A tract or parcel of land No. **AP-1A** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing 624 sq. ft. (0.014 acres), more or less, lying in the northeast quarter of Section 23, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 23, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the east quarter corner of said Section 23, monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S47°27'29"W, a distance of 1,764.63 feet to the southeast corner of Lot 20, Block 14 in the subdivision of Elyria, dated March 29, 1881, Arapahoe County, recorded at Book 4, Page 25 in the records of the City and County of Denver, said point being the POINT OF BEGINNING;

1. Thence N00°07'51"W on the centerline of said Block 14, a distance of 124.81 feet to the northwest corner of Lot 35, Block 14, Elyria;
2. Thence N89°50'45"E on the north line of said Lot 35, a distance of 5.00 feet;
3. Thence S00°07'51"E, a distance of 124.81 feet to a point on the south line of Lot 31, of said Block 14;
4. Thence S89°50'33"W on said south line, a distance of 5.00 feet, to the POINT OF BEGINNING.

**TOGETHER WITH:**

A tract or parcel of land No. **AP-1B** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing 33 sq. ft. (0.001 acres), more or less lying in the northeast quarter of Section 23, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, described as Lot 41, Block 17 in the subdivision of Elyria, dated March 29, 1881, Arapahoe County, recorded at Book 4, Page 25 in the records of the City and County of Denver, said tract or parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 23, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the east quarter corner of said Section 23, monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S23°27'43"W, a distance of 1,007.63 feet to a point on the northwesterly right-of-way line of the Union Pacific Railroad Company as conveyed by condemnation, recorded November 16, 1868 in Book 20, Page 71, records of Arapahoe County, Territory of Colorado and the POINT OF BEGINNING;

1. Thence N00°08'04"W, a distance of 8.14 feet to the northwest corner of said Lot 41, Block 17, Elyria;
2. Thence N89°51'01"E, a distance of 8.16 feet to a point on said northwesterly right-of-way line of said Union Pacific Railroad;
3. Thence on said railroad right-of-way S44°54'17"W, a distance of 11.53 feet, to the POINT OF BEGINNING.

**TOGETHER WITH:**

A tract or parcel of land No. **AP-1C** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing 132,270 sq. ft. (3.037 acres), more or less, lying in the northeast quarter of Section 23, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 23, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the east quarter corner of said Section 23 monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box bears S00°08'48"W, a distance of 2,647.31 feet; thence S00°08'48"W on the east line of said northeast quarter of Section 23, a distance of 1,402.03 feet, to a point on the east line as platted at the South Elyria subdivision recorded March 18, 1882, Arapahoe County, in Book 2, Page 99 in the records of the City and County of Denver, at the north line (extended east) of Lot 28, Block 13 of said South Elyria subdivision, said point being the POINT OF BEGINNING;

1. Thence N89°58'45"W, a distance of 732.25 feet to a point on the southeasterly line of the Union Pacific Railroad Company right-of-way as conveyed by condemnation, recorded November 16, 1868 in Book 20, Page 71, records of Arapahoe County, Territory of Colorado and on the north line of Lot 3, Block 7 of said South Elyria subdivision;
2. Thence N44°54'17"E on said southeasterly railroad right-of-way line, a distance of 156.26 feet to a point on the south line of Lot 27, Block 16 in the subdivision of Elyria, dated March 29, 1881, Arapahoe County, recorded at Book 4, Page 25 in the records of the City and County of Denver;

Thence on the southerly, easterly and northerly lines of said Lot 27 the following three (3) courses:

3. N89°50'22"E, a distance of 45.36 feet to the southeast corner of said Lot 27;
4. N00°08'41"W, a distance of 24.96 feet to the northeast corner of said Lot 27;
5. S89°50'25"W, a distance of 20.35 feet to a point on the southeasterly line of the said Union Pacific Railroad Company right-of-way;
6. Thence N44°54'17"E on said southeasterly railroad right-of-way line, a distance of 282.95 feet to a point on the centerline of Block 17 of said Elyria subdivision;
7. Thence S00°08'04"E on said centerline of said Block 17, a distance of 50.14 feet to the southwest corner of Lot 34, of said Block 17;
8. Thence N89°50'40"E on the south line of said Lot 34, a distance of 5.00 feet;
9. Thence S00°08'04"E, a distance of 49.90 feet to a point on the south line of Lot 32, of said Block 17;
10. Thence S89°50'35"W on said south line, a distance of 5.00 feet to the southwest corner of said Lot 32;
11. Thence S00°08'04"E on the centerline of said Block 17, a distance of 74.85 feet to the southeast corner of Lot 22, of said Block 17;
12. Thence S89°50'27"W, a distance of 119.87 feet to the southwest corner of said Lot 22, said point being on the east right-of-way line of Gaylord Street as platted in said Elyria subdivision;

13. Thence S00°08'41"E on said east right-of-way line, a distance of 49.91 feet to the southwest corner of Lot 24 of said Block 17, Elyria;
14. Thence N89°50'22"E, a distance of 239.72 feet to the southeast corner of Lot 27 of said Block 17, said point being on the west right-of-way line of Claude Court as platted in said Elyria subdivision;
15. Thence N00°07'27"W on said west right-of-way line, a distance of 249.50 feet to the northeast corner of Lot 36, of said Block 17;
16. Thence S89°50'48"W on the north line of said Lot 36, a distance of 95.15 feet to a point on the southeasterly line of the said Union Pacific Railroad Company right-of-way;
17. Thence N44°54'17"E on said southeasterly railroad right-of-way line, a distance of 219.31 feet to a point on the west line of Block 18 of said Elyria subdivision;
18. Thence S00°07'27"E on said west line, a distance of 5.22 feet to the southwest corner of Lot 8, Block 18 of said Elyria subdivision, said point also being on the north line of the Alice Place right-of-way opened per Denver Ordinance 596 Series 1973;
19. Thence N89°51'03"E on said north line, a distance of 219.04 feet to the southeast corner of Lot 43, of said Block 18, said corner being a point on said east line of the northeast quarter of Section 23, from whence the northeast corner of Section 23 monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, bears N00°08'48"E, a distance of 890.19 feet;
20. Thence S00°08'48"W, on said east line, a distance of 49.89 feet to the northeast corner of Lot 40, of said Block 18, said point also being on the south line of the said Alice Place right-of-way;
21. Thence S89°50'58"W on said south line, a distance of 218.81 feet to the northwest corner of Lot 11, of said Block 18, said point being on the east right-of-way of Claude Court as platted in said Elyria subdivision;
22. Thence S00°07'27"E on said east right-of-way, a distance of 349.29 feet to the southwest corner of Lot 24, Block 18 of said Elyria subdivision;
23. Thence N89°50'21"E, a distance of 217.16 feet to the southeast corner of Lot 27, of said Block 18, said point also being on said east line of the northeast quarter of Section 23 from whence the said northeast corner of Section 23 bears N00°08'48"E, a distance of 1,289.34 feet ;
24. Thence S00°08'48"W, on said east line, a distance of 112.69 feet, to the POINT OF BEGINNING.

### **TOGETHER WITH:**

A tract or parcel of land No. **AP-1D** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing 748 sq. ft. (0.017 acres), more or less, lying in the northeast quarter of Section 23, Township 3 South, Range 68 West of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 23, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the east quarter corner of said Section 23 monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box bears S00°08'48"W, a distance of 2,647.31 feet; thence S00°08'48"W on the east line of the northeast quarter of said Section 23, a distance of 1,064.82 feet to the northeast corner of Lot 35, Block 18 in the subdivision of Elyria, dated March 29, 1881, Arapahoe County, recorded at Book 4, Page 25 in the records of the City and County of Denver; thence S89°50'45"W, a distance of 93.97 feet to a point on the east line of an alley opened per Ordinance No. 175 Series 1902, said point also being the POINT OF BEGINNING;

1. Thence S00°06'10"E on the east line of said alley, a distance of 99.79 feet to a point on the south line (extended east) of Lot 19, of said Block 18;
2. Thence S89°50'35"W on said south line (extended east), a distance of 5.00 feet to the southeast corner of Lot 19, of said Block 18;
3. Thence N00°06'10"W on the centerline of Block 18, Elyria, a distance of 24.95 feet to the southeast corner of Lot 18, of said Block 18;
4. Thence S89°50'38"W, a distance of 5.00 feet to a point on the west line of said 10 foot wide alley;
5. Thence N00°06'10"W on said west line, a distance of 49.90 feet to a point on the north line of Lot 17, of said Block 18;
6. Thence N89°50'43"E, a distance of 5.00 feet to a point on the centerline of Block 18, said point being the northeast corner of said Lot 17;
7. Thence N00°06'10"W on the centerline of Block 18, a distance of 24.95 feet to the northwest corner of Lot 35, of said Block 18;
8. Thence N89°50'45"E on the north line of said Lot 35, a distance of 5.00 feet, to the POINT OF BEGINNING.

**TOGETHER WITH:**

A tract or parcel of land No. **AP-1E** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing a net area of 576,876 sq. ft. (13.243 acres), more or less, lying in the northwest quarter of Section 24, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the northwest corner of said Section 24, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the west quarter corner of said Section 24, monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S00°08'48"W on the west line of the northwest quarter of said Section 24, a distance of 1,130.86 feet, to a point on the west line of Mouat's Addition to Swansea recorded June 19, 1890, Arapahoe County, at Book 13, Page 16 in the records of the City and County of Denver at the north line (extended west) of Lot 19, Block 3 of said Mouat's Addition, said point being the POINT OF BEGINNING;

1. Thence S89°52'10"E on said north line (extended west), a distance of 65.54 feet to the northwest corner of said Lot 19;
2. Thence S00°07'24"W on the west line of said Lot 19, a distance of 25.01 feet to the southwest corner of said Lot 19;
3. Thence S89°52'14"E, a distance of 119.92 feet to a point the west line of the platted 14 foot wide alley of said Block 3 and the southeast corner of said Lot 19;
4. Thence N00°08'12"E on the west line of said 14 foot alley, a distance of 25.01 feet to the northeast corner of said lot 19;
5. Thence S89°52'10"E, a distance of 14.00 feet to a point on the east line of said alley and the northwest corner of Lot 20, of said Block 3;
6. Thence S00°08'12"W on the east line of said alley, a distance of 25.01 feet to the southwest corner of said Lot 20;

7. Thence S89°52'14"E, a distance of 119.92 feet to a point on the west right-of-way line of Josephine Street as platted on said Mouat's Addition and the southeast corner of said Lot 20;
8. Thence N00°09'00"E on said west right-of-way, a distance of 30.00 feet to a point 5 feet north of the northeast corner of said Lot 20;
9. Thence S89°56'36"E, a distance of 60.00 feet to a point on the east right-of-way line of said Josephine Street, 5.00 feet north of the northwest corner of Lot 19, Block 4 of said Mouat's Addition;
10. Thence S00°09'00"W on said east right-of-way, a distance of 30.00 feet to the southwest corner of said Lot 19;
11. Thence S89°52'03"E, a distance of 120.14 feet to a point on the west line of the platted 14 foot wide alley of said Block 4 and the southeast corner of said Lot 19;
12. Thence N00°08'20"E on the west line of said alley, a distance of 25.00 feet to the northeast corner of Lot 19, said Block 4;
13. Thence S89°51'59"E, a distance of 14.00 feet to a point on the east line of said alley and the northwest corner of Lot 20, of said Block 4;
14. Thence S00°08'20"W on the east line of said alley, a distance of 25.00 feet to the southwest corner of said Lot 20;
15. Thence S89°52'03"E, a distance of 120.14 feet to a point on the west right-of-way line of Columbine Street as platted on said Mouat's Addition and the southeast corner of said Lot 20;
16. Thence N00°07'40"E on said west right-of-way line, a distance of 28.95 feet;
17. Thence S89°51'39"E, a distance of 60.00 feet to a point on the east right-of-way line of said Columbine Street as platted on Ernest's Addition to Swansea recorded October 3, 1890, Arapahoe County, at Book 16, Page 1 in the records of the City and County of Denver, and 12.5 feet north of the southwest corner of Lot 18, Block 1, of said Ernest's Addition to Swansea;

Thence on the westerly, southerly and easterly lines of said Block 1 the following three (3) courses:

18. S00°07'40"W on the west line of said Block 1, a distance of 162.47 feet to the southwest corner of said Block 1, Ernest's Addition to Swansea;
19. S89°51'56"E on the south line of said Block 1, a distance of 265.14 feet to the southeast corner of said Block 1;
20. N00°07'40"E on the east line of said Block 1, a distance of 174.95 feet to the northeast corner of Lot 31 of said Block 1;
21. Thence S89°51'36"E, a distance of 60.00 feet to the northwest corner of Lot 18, Block 2 of said Ernest's Addition to Swansea;

Thence on the westerly, southerly and easterly lines of said Block 2 of said Ernest's Addition to Swansea the following three (3) courses:

22. S00°07'40"W on the west line of Block 2, a distance of 174.94 feet to the southwest corner of said Block 2;
23. S89°51'56"E on the south line of Block 2, a distance of 265.14 feet to the southeast corner of said Block 2;
24. N00°07'40"E on the east line of Block 2, a distance of 174.92 feet to the northeast corner of Lot 31 of said Block 2;
25. Thence S89°51'39"E, a distance of 43.31 feet to a point on the west line of Block 1, as platted in Wulfekuhler's Subdivision recorded July 15, 1940 at Book 18, Page 97 in the records of the City and County of Denver, 24.87 feet north of the southwest corner of Lot 9, Block 1 of said Wulfekuhler's Subdivision;

Thence on the westerly, southerly and easterly lines of said Block 1 the following three (3) courses:

26. S00°08'29"W on said west line, a distance of 136.73 feet to the southwest corner of said Block 1;
27. N86°38'50"E on the south line of said Block 1, a distance of 123.61 feet to the southeast corner of Block 1, Wulfekuhler's Subdivision;
28. N00°08'29"E on the east line of Block 1, a distance of 134.35 feet to a point 20 feet south of the northeast corner of Lot 9, of said Block 1;
29. Thence S89°51'42"E, a distance of 60.00 feet to a point on the west line of Block 2 of said Wulfekuhler's Subdivision and 28 feet south of the northwest corner of Lot 9, of said Block 2;
- Thence on the westerly, southerly and easterly lines of said Block 2 the following three (3) courses:
30. S00°08'29"W on the west line of Block 2, a distance of 127.65 feet to the southwest corner of said Block 2;
31. N80°57'18"E on the south line of Block 2, a distance of 118.41 feet;
32. N00°09'28"E on the east line of said Block 2, a distance of 108.82 feet to a point 28 feet south of the northeast corner of said Lot 9, Block 2;
33. Thence S89°31'51"E., a distance of 16.00 feet to a point on the west line of Block 3 as platted in Vasquez Plaza, recorded April 4, 1945, at Book 18, Page 122 in the records of the City and County of Denver, 19.50 feet south of the northwest corner of Lot 9 of said Block 3;
- Thence on the westerly, southerly and easterly lines of said Block 3 the following three (3) courses:
34. S00°09'28"W on said west line, a distance of 126.08 feet to the southwest corner of said Block 3;
35. On the south line of Block 3 on the arc of a non-tangent curve to the left, a radius of 1,830.00 feet, a central angle of 05°02'50", a distance of 161.21 feet, (a chord bearing N75°51'02"E, a distance of 161.16 feet) to the southeast corner of said Block 3;
36. N00°09'18"E on the east line of said Block 3, a distance of 95.83 feet to a point 10 feet south of the northeast corner of Lot 9 of Block 3;
37. Thence S89°50'22"E, a distance of 50.00 feet to a point on the west line of Block 4 of said Vasquez Plaza, 10 feet south of the northwest corner of Lot 9, Block 4;
- Thence on the westerly, southerly and easterly lines of said Block 4 the following three (3) courses:
38. S00°09'18"W on the west line of Block 4, a distance of 79.91 feet to the southwest corner of said Block 4;
39. On the south line of Block 4 on the arc of a non-tangent curve to the left, a radius of 1,830.00 feet, a central angle of 04°10'51", a distance of 133.53 feet, (a chord bearing N69°35'37"E, a distance of 133.50 feet) to the southeast corner of said Block 4;
40. N00°09'18"E on the east line of Block 4, a distance of 28.01 feet to a point 15 feet south of the northeast corner of Lot 9 of said Block 4;
41. Thence S89°50'22"E, a distance of 16.00 feet to a point on the west line of Block 6, as platted in A Resubdivision Of Blocks Five and Six Vasquez Court recorded July 28, 1954 at Book 22, Page 1 in the records of the City and County of Denver;
42. Thence S00°09'18"W on the west line of said Block 6, a distance of 21.25 feet to the southwest corner of said Block 6;
43. Thence on the southeasterly line of said Resubdivision Of Blocks Five and Six Vasquez Court and on the southeasterly line of Hawk Subdivision as recorded April 3, 1957 at Book 23, Page 32 in the records of the City and County of Denver, said lines being the northwesterly right-of-way of Vasquez Boulevard opened under Ordinance No. 91 Series 1939, on the arc of a non-tangent curve to the left, a radius of 1,830.00 feet, a central angle of 23°54'17", a distance of 763.50 feet, (a chord bearing N55°00'25"E, a distance of 757.98 feet) to a

point on said northwesterly right-of-way intersecting with the south right-of-way line of 47<sup>th</sup> Avenue as platted in said Hawk Subdivision;

44. Thence S10°30'36"E, a distance of 194.70 feet to a point on the southeasterly right-of-way of said Vasquez Boulevard, said point also being on the northwesterly line of the parcel of land described at Book 8114, Page 237 in the records of the City and county of Denver;

Thence on the northwesterly, westerly and southerly lines of said parcel the following three (3) courses:

45. On said northwesterly line on the arc of a non-tangent curve to the right, a radius of 1,990.00 feet, a central angle of 18°07'59", a distance of 629.80 feet, (a chord bearing S55°27'09"W, a distance of 627.18 feet);

46. S00°07'34"W on the westerly line of said parcel, a distance of 66.92 feet;

47. S89°51'56"E on the southerly line of said parcel, a distance of 523.61 feet to a point on the east line of the northeast quarter of the northwest quarter of said Section 24, whence the north quarter corner of said Section 24, monumented with a 2" aluminum cap "PLS 14112" in a range box, bears N00°08'22"E, a distance of 1,305.14 feet;

48. Thence S00°08'22"W on said east line of the of the northeast quarter of the northwest quarter of Section 24, a distance of 18.70 feet to the center-north sixteenth corner of said Section 24, monumented with a 3 ¼" aluminum cap "LS 17488" in a range box;

49. Thence S00°08'18"W on the east line of the southeast quarter of said northwest quarter of Section 24, a distance of 75.33 feet to a point at the north lines (extended east) of Parcel 64 as described at Book 9025, Page 251, and Parcel 60A as described at Book 9600, Page 99 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I 70-4(28)286;

50. Thence N89°51'23"W on said north lines, a distance of 213.58 feet to the northwest corner of said Parcel 60A, said point being on the east right-of-way line of St Paul Street as platted at Town Of Swansea recorded January 29, 1873, Arapahoe County, at Book 1, Page 38 in the records of the City and County of Denver;

51. Thence S00°08'22"W on said east right-of-way line, a distance of 225.90 feet to the northwest corner of Lot 13, Block 24 of said Town of Swansea;

52. Thence N63°52'17"W, a distance of 66.75 feet to a point on the west right-of-way line of said St Paul Street and 4.91 feet north of the northeast corner of Lot 21, Block 19 of said Town of Swansea;

53. Thence N00°08'22"E on said west right-of-way line, a distance of 196.44 feet to the northeast corner of Parcel 59 described at Book 9004, Page 261 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;

54. Thence N89°51'51"W on the north line of said Parcel 59 and Parcel 56 described at Book 9035, Page 115 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286, a distance of 250.09 feet to the northwest corner of said Parcel 56, said point being on the east right-of-way line of Milwaukee Street as platted at said Town of Swansea subdivision;

55. Thence S00°08'25"W on said east right-of-way line, a distance of 105.67 feet to a point 5 feet south of the northwest corner of Lot 8, of said Block 19;

56. Thence N85°30'49"W, a distance of 60.17 feet to a point on the west right-of-way line of said Milwaukee Street and the northeast corner of Lot 25, Block 18 of said Town of Swansea;

57. Thence N00°08'25"E on said right-of-way line, a distance of 100.93 feet to the northeast corner of Parcel 55 described at Book 9060, Page 501 in the records of the City and County of Denver, acquired for said CDOH Project No. I 70-4(28)286;

58. Thence N89°51'51"W on the south line of those properties included in the Decree to the City dated October 2, 1911, Case 49222, recorded at Book 6608, Page 128 in the records of the City and County of Denver, a

distance of 1,899.43 feet to the northwest corner of Parcel 46A described at Book 9221, Page 355 in the records of the City and County of Denver, acquired for said CDOH Project No. I 70-4(28)286;

59. Thence S00°08'40"W on the west line of said Parcel 46A also being the west line a 16 foot wide alley as platted at said Town of Swansea subdivision, a distance of 10.00 feet;

60. Thence N89°51'51"W, a distance of 16.00 feet to a point on the west line of said 16 foot alley also being the east line of Parcel 45 described at Book 8914, Page 7 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;

Thence on the easterly, northerly and westerly lines of said Parcel 45 the following three (3) courses:

61. N00°08'40"E, a distance of 10.00 feet to the northeast corner of said Parcel 45;

62. N89°51'51"W, a distance of 125.45 feet to the northwest corner of said Parcel 45;

63. S00°08'42"W, a distance of 2.58 feet to a point on the east right-of-way line of York Street as platted at said Town of Swansea subdivision;

64. Thence N89°58'45"W, a distance of 29.96 feet to a point on the west line of the northwest quarter of said Section 24;

65. Thence N00°08'48"E on said west line a distance of 271.17 feet, to the POINT OF BEGINNING.

#### **EXCEPTING FROM PARCEL AP-1E, THE FOLLOWING FOUR (4) PARCELS:**

A tract or parcel of land No. **Exception-1D** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing 8,816 sq. ft. (0.202 acres), lying in the northwest quarter of Section 24, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the northwest corner of said Section 24, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the west quarter corner of said Section 24, monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S00°08'48"W on the west line of the northwest quarter of said Section 24, a distance of 1,215.87 feet, to a point on the west line of Mouat's Addition to Swansea recorded June 19, 1890, Arapahoe County, at Book 13, Page 16 in the records of the City and County of Denver at the north line (extended west) of Block 6 of said Mouat's Addition; thence S89°52'14"E, a distance of 71.63 feet to the northwest corner of Lot 3 of said Block 6, said point being the POINT OF BEGINNING;

66. Thence S89°52'14"E on said north line of Block 6, a distance of 108.96 feet to a point 9 feet east of the northwest corner of Lot 7 of said Block 6;

67. Thence S00°08'58"W, a distance of 80.91 feet to a point on the south line of Parcel 43 Rev described at Book 9754, Page 567 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I 70-4(28)286;

68. Thence N89°51'56"W on said south line, a distance of 108.96 feet to the southwest corner of said Parcel 43 Rev, and the west line of said Block 6;

69. Thence N00°08'56"E on said west line, a distance of 80.90 feet, to the POINT OF BEGINNING.

A tract or parcel of land No. **Exception-1E** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing, 8,089 sq. ft. (0.186 acres), lying in the northwest quarter of Section 24, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the northwest corner of said Section 24, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the west quarter corner of said Section 24, monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S00°08'48"W on the west line of the northwest quarter of said Section 24, a distance of 1,215.87 feet, to a point on the west line of Mouat's Addition to Swansea recorded June 19, 1890, Arapahoe County, at Book 13, Page 16 in the records of the City and County of Denver at the north line (extended west) of Block 6 of said Mouat's Addition; thence S89°52'14"E, a distance of 196.58 feet to the northwest corner of Lot 8 of said Block 6, said point being the POINT OF BEGINNING;

70. Thence S89°52'14"E on said north line of Block 6, a distance of 99.96 feet to the northeast corner of Lot 11, Block 6;

71. Thence S00°09'00"W on the east line of said Lot 11, a distance of 80.92 feet to a point on the south line of Parcel 43 Rev described at Book 9754, Page 567 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I 70-4(28)286;

72. Thence N89°51'56"W on said south line, a distance of 99.96 feet to a point on the west line of Lot 8 of said Block 6;

73. Thence N00°08'58"E on said west line of said Lot 8, a distance of 80.92 feet, to the POINT OF BEGINNING.

A tract or parcel of land No. **Exception-1F** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing, 10,522 sq. ft. (0.242 acres), lying in the northwest quarter of Section 24, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the northwest corner of said Section 24, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the west quarter corner of said Section 24, monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S00°08'48"W on the west line of the northwest quarter of said Section 24, a distance of 1,215.87 feet, to a point on the west line of Mouat's Addition to Swansea recorded June 19, 1890, Arapahoe County, at Book 13, Page 16 in the records of the City and County of Denver, at the north line (extended west) of Block 5 of said Mouat's Addition; thence S89°52'14"E, a distance of 356.54 feet to the northwest corner of said Block 5, said point being the POINT OF BEGINNING;

74. Thence S89°52'14"E on said north line of Block 5, a distance of 130.00 feet to a point 11.00 feet east of the northwest corner of Lot 6 of said Block 5, and the northwest corner of that 14 foot wide alley opened by Ordinance 43 Series 1908 and described at Book 2149, Page 412 in the records of the City and County of Denver;

75. Thence S00°09'00"W on the west line of said 14 foot wide alley, a distance of 80.94 feet to a point on the south line of Parcel 51 described at Book 8978, Page 259 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I 70-4(28)286;

76. Thence N89°51'56"W on said south line, a distance of 130.00 feet to the southwest corner of said Parcel 51, said point being on the west line of said Block 5;

77. Thence N00°09'00"E on the west line of said Block 5, a distance of 80.93 feet, to the POINT OF BEGINNING.

A tract or parcel of land No. **Exception-1G** of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing, 8,095 sq. ft. (0.186 acres), lying in the northwest quarter of Section 24, Township 3

South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the northwest corner of said Section 24, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the west quarter corner of said Section 24, monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S00°08'48"W on the west line of the northwest quarter of said Section 24, a distance of 1,215.87 feet, to a point on the west line of Mouat's Addition to Swansea recorded June 19, 1890, Arapahoe County, at Book 13, Page 16 in the records of the City and County of Denver, at the north line (extended west) of Block 5 of said Mouat's Addition; thence S89°52'14"E, a distance of 500.54 feet to the northwest corner of Lot 7 of said Block 5, said point being the POINT OF BEGINNING;

78. Thence S89°52'14"E on said north line of Block 5, a distance of 100.00 feet to the northeast corner of Lot 10 of said Block 5;

79. Thence S00°09'00"W on the east line of said Lot 10, a distance of 80.95 feet to a point on the south line of Parcel 52 described at Book 9530, Page 379 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I 70-4(28)286;

80. Thence N89°51'56"W on said south line, a distance of 100.00 feet to the southwest corner of said Parcel 52;

81. Thence N00°09'00"E, a distance of 80.94 feet, to the POINT OF BEGINNING.

### **TOGETHER WITH:**

A tract or parcel of land No. **AP-1F** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing 3,977 sq. ft. (0.091 acres), more or less, lying in the northwest quarter of Section 24, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel including the land described in the Right-of-Way and Easement Deed recorded at Book 6035, Page 99 in the records of the City and County of Denver and the south 15 feet of the adjoining 15 foot wide alley as platted in Ernest's Addition to Swansea recorded October 3, 1890, Arapahoe County, at Book 10, Page 41 in the records of the City and County of Denver, and more particularly described as follows:

Commencing at the northwest corner of said Section 24, monumented with a 3 ¼" aluminum cap "LS 13155" in a range box, whence the west quarter corner of said Section 24 monumented with a 3 ¼" aluminum cap "PLS 23521" in a range box, bears S00°08'48"W, a distance of 2,647.31 feet; thence S43°36'21"E, a distance of 1,473.17 feet to the northwest corner of Lot 16, Block 2 of said Ernest's Addition to Swansea, said point being on the north line of the 15 foot wide alley opened per said Right-of-Way and Easement Deed recorded at Book 6035, Page 99 in the records of the City and County of Denver and the POINT OF BEGINNING;

1. Thence S89°51'34"E, a distance of 265.14 feet to the northeast corner of Lot 33 of said Block 2;

2. Thence S00°07'40"W on the east line of said Lot 33, a distance of 15.00 feet to a point on the south line of said 15 foot alley;

3. Thence N89°51'34"W, a distance of 265.14 feet to a point on the west line of Lot 16 of said Block 2 at the south line of said 15 foot alley;

4. Thence N00°07'40"E on the west line of said Lot 16, a distance of 15.00 feet, to the POINT OF BEGINNING.

## TOGETHER WITH:

A tract or parcel of land No. **AP-1G** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing a net area of 959,790 sq. ft. (22.034 acres), more or less, lying in the north half of Section 24, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 24, monumented with an illegible 2" aluminum cap in a range box, whence the north quarter corner of said Section 24, monumented with a 2" aluminum cap "LS 14112" in a range box, bears N89°44'25"W, a distance of 2,649.58 feet, said northeast corner being the POINT OF BEGINNING;

1. Thence S00°06'38"W on the east line of the northeast quarter of said Section 24, a distance of 2,642.21 feet to the east quarter corner of said Section 24, witnessed by a 79.9 feet witness corner monumented with a 3-1/4" aluminum cap "PLS 28291";

2. Thence N89°51'31"W on the south line of said northeast quarter of Section 24, a distance of 85.60 feet to a point on the south line of Block 12 of Ramona, a subdivision recorded July 6, 1887, Arapahoe County, platted in Book 4, Page 39 in the records of the City and County of Denver, said point being 215.00 feet east of the southwest corner of said Block 12;

3. Thence N00°06'38"E, a distance of 65.00 feet to a point of curvature;

4. Thence on the arc of a curve to the left, a radius of 1,950.50 feet, a central angle of 06°36'56", a distance of 225.21 feet, (a chord bearing N03°11'50"W, a distance of 225.08 feet);

5. Thence S83°29'42"W, a distance of 6.67 feet;

6. Thence N07°29'33"W, a distance of 172.73 feet to a point on the south line of Parcel C25 described at Book 8868, Page 177 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I-032-1(2);

Thence on the southerly, easterly and northerly lines of said Parcel C25 the following three (3) courses:

7. S89°51'38"E on said southerly line, a distance of 78.07 feet to the southeast corner of said Parcel C25;

8. N00°06'36"E on said easterly line, a distance of 400.14 feet to the northeast corner of said Parcel C25;

9. N89°51'38"W on said northerly line, a distance of 251.64 feet to the northwest corner of said Parcel C25;

10. Thence N47°11'47"W, a distance of 88.53 feet to the southeast corner of Parcel C26 described at Book 8899, Page 80 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);

11. Thence N00°02'28"E, a distance of 326.00 feet to the northeast corner of Parcel C27 described at Book 8549, Page 516 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);

12. Thence N89°48'39"W on the north line of said Parcel C27, a distance of 125.05 feet to the northwest corner of said Parcel C27, and a point of the east line of a 16 foot wide alley as platted in Block 3 of said Ramona subdivision;

13. Thence S00°02'28"W on the east line of said alley, a distance of 75.25 feet to the southwest corner of said Parcel C26;

14. Thence N89°49'20"W, a distance of 16.00 feet to the west line of said alley and the southeast corner of Parcel C28A-Rev described at Book 9568, Page 392 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);

15. Thence N00°02'28"E on said west line , a distance of 75.26 feet to the northeast corner of Parcel C28 described at Book 8525, Page 525 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);
16. Thence N89°48'39"W on the north line of said Parcel C28, a distance of 125.05 feet to the northwest corner of Parcel C28 and a point on the east right-of-way line of Jackson Street as platted in said Ramona subdivision;
17. Thence S00°02'27"W on said east right-of-way line, a distance of 100.38 feet to the southwest corner of Lot 7, Block 3 of said Ramona subdivision;
18. Thence N89°49'34"W, a distance of 65.00 feet to the west right-of-way line of said Jackson Street and the southeast corner of Parcel 90A described at Book 9052, Page 268, in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;
19. Thence N00°02'27"E on said west right-of-way line, a distance of 100.39 feet to the northeast corner of said Parcel 90A;
20. Thence N89°48'39"W on the north line of said Parcel 90A, a distance of 125.05 feet to the northwest corner of Parcel 90A and a point of the east line of a 16 foot wide alley as platted in Block 2, of said Ramona subdivision;
21. Thence S00°02'27"W on said east line, a distance of 40.54 feet;
22. Thence S86°55'11"W, a distance of 16.02 feet to the west line of said alley;
23. Thence N00°02'27"E on said west line, a distance of 41.45 feet to the northeast corner of Parcel 90 described at Book 9052, Page 268 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;
24. Thence N89°48'39"W on the north line of said Parcel 90, a distance of 125.05 feet to the northwest corner of said Parcel 90 and a point on the east right-of-way line of Garfield Street as platted in said Ramona subdivision;
25. Thence S00°02'22"W on said east right-of-way line, a distance of 48.60 feet;
26. Thence S87°19'34"W, a distance of 65.07 feet to the west right-of-way line of said Garfield Street;
27. Thence N00°02'22"E on said west right-of-way line, a distance of 51.85 feet to the northeast corner of Parcel 89 described at Book 9482, Page 347, in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;
28. Thence N89°48'39"W on the north line of Parcel 89, a distance of 305.15 feet to the northwest corner of said Parcel 89, and a point on the east line of Parcel 36B described in the agreement between Colorado Department of Highways and Chicago Burlington & Quincy Railroad for CDOH Project No. I 70-4(14)285, in the records of the Colorado Department of Transportation, Denver, Colorado;
29. Thence N00°05'18"E on said east line, a distance of 0.37 feet to the northeast corner of said Parcel 36B;
30. Thence N89°48'37"W on the north line of said Parcel 36B and the north line of Parcel 88A described at Book 9052, Page 260 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286, a distance of 289.05 feet to the northwest corner of said Parcel 88A, said point being on the east right-of-way line of Madison Street as platted in Town Of Swansea recorded January 29, 1873, Arapahoe County, at Book 1, Page 38 in the records of the City and County of Denver;
31. Thence S00°08'12"W on said east right-of-way line, a distance of 25.04 feet to the southwest corner of Lot 4, Block 36 of said Town of Swansea;

32. Thence N89°48'51"W, a distance of 60.00 feet to the west right-of-way line of said Madison Street and the southeast corner of Parcel 88 described at Book 9052, Page 258, in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;
33. Thence N00°08'12"E on said west right-of-way line, a distance of 25.04 feet to the northeast corner of said Parcel 88;
34. Thence N89°48'37"W on the north line of said Parcel 88 and the north line of Parcel 85 described at Book 9035, Page 138 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286, a distance of 250.09 feet to the northwest corner of said Parcel 85 and a point on the east right-of-way line of Cook Street as platted in said Town Of Swansea;
35. Thence S00°08'14"W on said east right-of-way line, a distance of 225.50 feet to the southwest corner of Lot 12, Block 31 of said Town of Swansea;
36. Thence N89°50'39"W, a distance of 60.00 feet to the west right-of-way line of said Cook Street and the southeast corner of Parcel 83 described at Book 9035, Page 136 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;
37. Thence N00°08'14"E on said west right-of-way line, a distance of 225.53 feet to the northeast corner of Parcel 80 described at Book 9025, Page 257 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;
38. Thence N89°48'38"W on the north line of said Parcel 80 and the north line of Parcel 77 described at Book 9025, Page 253 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286, a distance of 250.09 feet to the northwest corner of said Parcel 77, said point being on the east right-of-way line of Adams Street as platted in said Town Of Swansea;
39. Thence S00°08'17"W on said east right-of-way line, a distance of 266.83 feet to the southwest corner of Parcel 78 described at Book 9021, Page 222 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;
40. Thence N86°26'54"W, a distance of 60.11 feet to the west right-of-way line of said Adams Street and the southeast corner of Parcel 75A described at Book 8880, Page 569 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;
41. Thence N00°08'17"E on said west right-of-way line, a distance of 263.30 feet to the northeast corner of Parcel 73 described at Book 9600, Page 97 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;
42. Thence N89°48'37"W on the north line of said Parcel 73 and the north line of Parcel 68 described at Book 9035, Page 132 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286, a distance of 250.09 feet to the northwest corner of said Parcel 68, said point being on the east right-of-way line of Steele Street as platted in said Town Of Swansea;
43. Thence S00°08'18"W on said east right-of-way line, a distance of 326.24 feet to the southwest corner of Lot 16, Block 25 of said Town of Swansea;
44. Thence N89°51'32"W, a distance of 100.00 feet to a point on the west right-of-way line of Steele Street opened under Denver Ordinance No. 101, Series 1910, and the southeast corner of Parcel 67 Rev described at Book 9060, Page 503 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286, said point lying 3.50 feet west, measured perpendicularly, of the west line of the southwest quarter of the northeast quarter of said Section 24;

45. Thence N00°08'18"E on said west right-of-way line, a distance of 326.30 feet to the northeast corner of Parcel 64 described at Book 9025, Page 251 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;
46. Thence S89°51'23"E on the north line (extended east ) of said Parcel 64, a distance of 3.50 feet to a point on said west line of the southwest quarter of the northeast quarter of Section 24;
47. Thence N00°08'18"E on said west line, a distance of 75.33 feet to the center-north sixteenth corner of said Section 24, monumented with a 3 ¼" aluminum cap "LS 17488" in a range box;
48. Thence N00°08'22"E on the west line of the northwest quarter of the northeast quarter of said Section 24, a distance of 450.12 feet to a point on the southeasterly right-of-way line of Vasquez Boulevard opened under Ordinance No. 91 Series 1939;
49. Thence departing said west line, on said southeasterly right-of-way line, on the arc of a non-tangent curve to the right, a radius of 1,990.00 feet, a central angle of 00°18'59", a distance of 10.99 feet, (a chord bearing S46°13'39"W, a distance of 10.99 feet);
50. Thence N10°30'36"W, a distance of 194.70 feet to a point on the northwesterly right-of-way line of said Vasquez Boulevard intersecting the south right-of-way line of 47<sup>th</sup> Avenue as platted in Hawk Subdivision recorded April 3, 1957 at Book 23, Page 32 in the records of the City and County of Denver;
51. Thence N89°52'19"W on said south right-of-way, a distance of 5.62 feet;
52. Thence N00°16'25"E, a distance of 50.00 feet to the north right-of-way line of said 47<sup>th</sup> Avenue as platted in the Plat of Vasquez Court recorded September 5, 1946, at Book 19, Page 15, in the records of the City and County of Denver;
53. Thence S89°52'19"E on said north right-of-way line, a distance of 49.40 feet to a point on said west line of the northwest quarter of the northeast quarter of Section 24 also being a point on the westerly line of the parcel of land described at Book 7240, Page 171 in the records of the City and County of Denver;
- Thence on the westerly and northwesterly lines of said parcel the following three (3) courses:
54. N00°08'22"E on said west line of said northeast quarter, a distance of 14.28 feet;
55. Departing said west line, on the arc of a non-tangent curve to the left, a radius of 1,820.00 feet, a central angle of 06°47'13", a distance of 215.58 feet, (a chord bearing N37°14'14"E, a distance of 215.46 feet);
56. N34°48'23"E, a distance of 44.33 feet;
57. Thence S55°11'37"E, a distance of 190.00 feet a point on the southeasterly line of the parcel of land described at Book 6636, Page 176 in the records of the City and County of Denver;
58. Thence S34°48'23"W on said southeasterly line, a distance of 67.84 feet;
59. Thence continuing on said southeasterly line, on the arc of a non-tangent curve to the right, a radius of 2,010.00 feet, a central angle of 08°05'04", a distance of 283.61 feet, (a chord bearing S38°37'36"W, a distance of 283.38 feet) to a point on the east right-of-way line of Steele Street described in Book 5379, Page 571 in the records of the City and County of Denver;
60. Thence S00°08'22"W on said east right-of-way line, a distance of 493.86 feet to the southwest corner of Parcel 86 described at Book 9847, Page 233 in the records of the City and County of Denver, acquired for CDOH Project No. I 70-4(28)286;
61. Thence S89°47'57"E on the south lines of said Parcel 86, Parcel 91 described at Book 9052, Page 266 in the records of the City and County of Denver, Easement Parcel 36B described in the agreement between Colorado

Department of Highways and Chicago Burlington & Quincy Railroad for CDOH Project No. I 70-4(14)285 filed in the records of the Colorado Department of Transportation, Denver, Colorado, Parcel 92 described at Book 9568, Page 394 in the records of the City and County of Denver, and Parcel 93 described at Book 9073, Page 54 in the records of the City and County of Denver, a distance of 1,847.76 feet to a point on the west right-of-way line of Jackson Street described at Book 6434, Page 466 in the records of the City and County of Denver, said point being the southeast corner of said Parcel 93;

62. Thence  $N00^{\circ}03'16''E$  on said west right-of-way line, a distance of 217.81 feet;

63. Thence  $S89^{\circ}49'47''E$ , a distance of 80.00 feet to a point on the east right-of-way line of Jackson Street as platted in Dickenson Subdivision dated December 2, 1947 recorded in Book 19, Page 31 in the records of the City and County of Denver, said point being 40.00 feet north of the southwest corner of Lot 2, Block 1 of said Dickenson Subdivision;

64. Thence  $S00^{\circ}03'16''W$  on said east right-of-way line, a distance of 97.82 feet to the southwest corner of Lot 1, Block 1, also being the northwesterly corner of Plot A, Block 1, of said Dickenson Subdivision described at Book 6325, Page 324 and Book 6361, Page 518 in the records of the City and County of Denver;

Thence on the northerly and westerly lines of said Plot A the following twelve (12) courses:

65.  $S89^{\circ}49'11''E$  on said northerly line, a distance of 100.00 feet;

66.  $N62^{\circ}58'46''E$  on said westerly line, a distance of 126.57 feet;

67.  $N36^{\circ}01'24''E$  on said westerly line, a distance of 123.51 feet;

68.  $N16^{\circ}46'23''E$  on said westerly line, a distance of 104.48 feet;

69.  $N38^{\circ}29'47''E$  on said westerly line, a distance of 127.71 feet;

70.  $N20^{\circ}05'11''E$  on said westerly line, a distance of 106.56 feet;

71.  $N13^{\circ}54'38''E$  on said westerly line, a distance of 103.14 feet;

72.  $N08^{\circ}54'28''E$  on said westerly line, a distance of 101.36 feet;

73.  $N03^{\circ}01'35''E$  on said westerly line, a distance of 100.30 feet;

74.  $N00^{\circ}06'43''E$  on said westerly line, a distance of 200.00 feet;

75.  $N00^{\circ}08'46''E$  on said westerly line, a distance of 100.00 feet;

76.  $N00^{\circ}07'26''E$  on said westerly line and extension thereof to a point on the north line of said northeast quarter of Section 24, a distance of 115.00 feet;

77. Thence  $S89^{\circ}44'25''E$  on said north line, a distance of 150.04 feet, to the POINT OF BEGINNING.

### **EXCEPTING FROM PARCEL AP-1G, THE FOLLOWING TWO (2) PARCELS:**

A tract or parcel of land No. **Exception-1H** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing 28,222 sq. ft. (0.648 acres), more or less, lying in the northeast quarter of Section 24,

Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 24, monumented with an illegible 2" aluminum cap in a range box, whence the north quarter corner of said Section 24, monumented with a 2" aluminum cap "LS 14112" in a range box, bears N89°44'25"W, a distance of 2,649.58 feet, thence S00°06'38"W on the east line of the northeast quarter of said Section 24, a distance of 1,396.15 feet to a point on the north line (extended east) of Parcel C1 described in Special Warranty Deed at Book 7937, Page 269 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I-032-1(2), thence N89°48'39"W, a distance of 177.06 feet to the northeast corner of the west portion of said Parcel C1 as described in said Special Warranty Deed, said point also being the POINT OF BEGINNING;

78. Thence S00°02'28"W on the east line of said west portion of Parcel C1, a distance of 225.65 feet to the southeast corner of said west portion;

79. Thence N89°50'43"W on the south line of the west portion of said Parcel C1, a distance of 125.05 feet to the southwest corner of said west portion,

80. Thence N00°02'28"E on the west line of the west portion said Parcel C1, a distance of 225.72 feet to the northwest corner of said west portion;

81. Thence S89°48'39"E on the north line of said west portion, a distance of 125.05 feet, to the POINT OF BEGINNING.

A tract or parcel of land No. **Exception-1I** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing 36,128 sq. ft. (0.829 acres), more or less, lying in the northeast quarter of Section 24, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 24, monumented with an illegible 2" aluminum cap in a range box, whence the north quarter corner of said Section 24, monumented with a 2" aluminum cap "LS 14112" in a range box, bears N89°44'25"W, a distance of 2,649.58 feet, thence S00°06'38"W on the east line of the northeast quarter of said Section 24, a distance of 1,396.15 feet to a point on the north line (extended east) of Parcel C1 described in Special Warranty Deed at Book 7937, Page 269 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I-032-1(2), thence N89°48'39"W, a distance of 50.00 feet to the northeast corner of the east portion of said Parcel C1 as described in said Special Warranty Deed, said point also being the POINT OF BEGINNING;

82. Thence S00°06'35"W on the east line of said east portion of Parcel C1, and the east line of Parcel C2 described in Special Warranty Deed at Book 7945, Page 65 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2), a distance of 325.83 feet to the southeast corner of said Parcel C2;

83. Thence N89°51'38"W on the south line of said Parcel C2, a distance of 110.67 feet to the southwest corner of said Parcel C2;

84. Thence N00°02'28"E on the west line of said Parcel C2 and the west line of the east portion of said Parcel C1, a distance of 325.92 feet to the northwest corner of said east portion of Parcel C1;

85. Thence S89°48'39"E on the north line of said east portion of Parcel C1, a distance of 111.06 feet, to the POINT OF BEGINNING.

## TOGETHER WITH:

A tract or parcel of land No. **AP-1H** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing a net area of 807,589 sq. ft. (18.540 acres), more or less, lying in the north half of Section 19, Township 3 South, Range 67 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the northwest corner of said Section 19, monumented with an illegible 2" aluminum cap in a range box, whence the north quarter corner of said Section 19, monumented with a 3-1/4" aluminum cap "PLS 16406", bears N89°34'22"E, a distance of 2,480.03 feet, said northwest corner being the POINT OF BEGINNING;

1. Thence N89°34'22"E on the north line of the northwest quarter of said Section 19, a distance of 150.00 feet to the northeast corner of that portion of the parcel lying in the northwest quarter of the northwest quarter of said Section 19, described at Book 7110, Page 586 in the records of the City and County of Denver;

Thence on the easterly line of said parcel the following four (4) courses:

2. S00°06'33"W on said easterly line, a distance of 416.41 feet;

3. S07°11'47"E on said easterly line, a distance of 247.59 feet;

4. S14°45'09"E on said easterly line, a distance of 107.25 feet;

5. S31°22'44"E on said easterly line, a distance of 141.67 feet to a point on the north line of Parcel C3 described at Book 7981, Page 114 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I-032-1(2);

6. Thence N89°42'18"E on said north line, a distance of 2.57 feet to the northeast corner of said Parcel C3;

7. Thence S00°06'35"W on the east line of said Parcel C3, a distance of 4.21 feet to the intersection of said east line of Parcel C3 and the westerly line of the parcel described at Book 439, Page 669 in the records of the City and County of Denver;

8. Thence S31°22'44"E on said westerly line, a distance of 221.64 feet;

9. Thence S39°28'27"E continuing on said westerly line, a distance of 104.59 feet to the southwest corner of said parcel;

10. Thence N89°42'21"E, a distance of 1,991.72 feet to a point on the west right-of-way line of Dahlia Street as platted in First Addition to Ramona dated June 8, 1892, Arapahoe County, recorded at Book 12, Page 24, in the records of the City and County of Denver, said point being the southeast corner of the parcel described at Reception No. 2012040265 in the records of the City and County of Denver, said point being 22.94 feet west, measured perpendicularly from a point on the east line of said northwest quarter of Section 19;

11. Thence S70°36'37"E, a distance of 100.91 feet to a point on the northeasterly line of that portion of the parcel lying in the northwest quarter of the northeast quarter of said Section 19, described at said Book 7110, Page 586, said point being the southeast corner of that parcel described at Book 1682, Page 50 in the records of the City and County of Denver;

12. Thence S76°18'22"E on the northeasterly line of said portion of the parcel described at Book 7110, Page 586, a distance of 379.00 feet to a point on the north right-of-way line of 46<sup>th</sup> Avenue as platted in Sheffield, a subdivision dated December 5, 1892, Arapahoe County, recorded at Book 12, Page 42 in the records of the City and County of Denver;

13. Thence N89°38'07"E on said north right-of-way line, a distance of 57.91 feet;

14. Thence S76°59'09"E, a distance of 259.30 feet to a point on the south right-of-way line of said 46<sup>th</sup> Avenue;

15. Thence S89°38'07"W on said south right-of-way line and the north line of Parcel C15 described at Book 8089, Page 188 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2), a distance of 710.58 feet to the northwest corner of said Parcel C15;
  16. Thence S00°01'23"W on the west line of said Parcel C15, a distance of 134.80 feet to the southwest corner of said Parcel C15, said point being on the east right-of-way line of Dahlia Street as platted in said Sheffield subdivision,;
  17. Thence N80°42'35"W, a distance of 64.75 feet to a point on the west right-of-way line of Dahlia Street as platted in said First Addition to Ramona and being the southeast corner of Parcel C14 described at Book 8598, Page 228 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2), said point being 23.61 feet west, measured perpendicularly from the east line of said northwest quarter of Section 19;
  18. Thence N00°06'10"E on said west right-of-way line of Dahlia Street, a distance of 75.04 feet to the northeast corner of Parcel C5 to C13 described at Book 8109, Page 596 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);
- Thence on the northerly and westerly lines of said Parcel C5 to C13 the following eight (8) courses:
19. S89°42'23"W on said northerly line, a distance of 751.49 feet;
  20. N00°06'19"E on said northerly line, a distance of 75.03 feet;
  21. S89°42'22"W on said northerly line, a distance of 465.89 feet;
  22. S00°06'24"W on said northerly line, a distance of 75.03 feet;
  23. S89°42'23"W on said northerly line, a distance of 621.19 feet;
  24. N00°06'31"E on said northerly line, a distance of 75.03 feet;
  25. S89°42'22"W on said northerly line, a distance of 285.59 feet to a point on the east right-of-way line of Albion Street as platted in said First Addition to Ramona, said point being the northwest corner of said Parcel C5 to C13;
  26. S00°06'35"W on said westerly line and said east right-of-way line, a distance of 275.11 feet to the southwest corner of said Parcel C5 to C13;
  27. Thence S21°50'57"W, a distance of 134.99 feet to a point on the west right-of-way line of said Albion Street, said point being the southeast corner of Parcel C4 described at Book 8382, Page 398 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);
  28. Thence S41°34'36"W, a distance of 52.31 feet to a point on the south right-of-way line of 45<sup>th</sup> Avenue as platted in said First Addition to Ramona, at the northeast corner of Parcel C5 to C13 (also) described at Book 8109, Page 596 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);
  29. Thence S89°39'50"W on said south right-of-way line of 45<sup>th</sup> Avenue, a distance of 220.95 feet to a point on the east right-of-way line of Colorado Boulevard as platted in East Swansea, a subdivision recorded April 1, 1882, Arapahoe County, at Book 3, Page 2 in the records of the City and County of Denver, said point being the northwest corner of said Parcel C5 to C13 (also);
  30. Thence S00°06'38"W on said east right-of-way line of Colorado Boulevard, a distance of 880.76 feet to a point on the south line of the northwest quarter of said Section 19;
  31. Thence S89°42'33"W on said south line, a distance of 30.00 feet to the west quarter corner of said Section 19 witnessed by a 79.9 feet witness corner monumented with a 3-1/4" aluminum cap "PLS 28291";
  32. Thence N00°06'38"E on the west line of said northwest quarter, a distance of 2,642.21 feet, to the POINT OF BEGINNING.

## EXCEPTING FROM PARCEL AP-1H, THE FOLLOWING TWO (2) PARCELS:

A tract or parcel of land No. **Exception-1J** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing 90,246 sq. ft. (2.072 acres), more or less, lying in the northwest quarter of Section 19, Township 3 South, Range 67 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the northwest corner of said Section 19, monumented with an illegible 2" aluminum cap in a range box, whence the north quarter corner of said Section 19, monumented with a 3 ¼" aluminum cap "PLS 16406", bears N89°34'22"E, a distance of 2,480.03 feet, thence S00°06'38"W on the west line of the northwest quarter of said Section 19, a distance of 887.05 feet to a point on the north line (extended west) of Parcel C3 described at Book 7981, Page 114 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I-032-1(2), thence N89°42'18"E on said north line (extended west), a distance of 45.00 feet to the northwest corner of said Parcel C3, said point being the POINT OF BEGINNING;

33. Thence N89°42'18"E on said north line, a distance of 240.58 feet to the northeast corner of said Parcel C3;
34. Thence S00°06'35"W on the east line of said Parcel C3, a distance of 375.13 feet to the southeast corner of said Parcel C3;
35. Thence S89°42'22"W on the south line of said Parcel C3, a distance of 240.58 feet to the southwest corner of said Parcel C3;
36. Thence N00°06'38"E on the west line of said Parcel C3, a distance of 375.13 feet, to the POINT OF BEGINNING.

A tract or parcel of land No. **Exception-1L** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing 96,268 sq. ft. (2.210 acres), more or less, lying in the northwest quarter of Section 19, Township 3 South, Range 67 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the northwest corner of said Section 19, monumented with an illegible 2" aluminum cap in a range box, whence the north quarter corner of said Section 19, monumented with a 3 ¼" aluminum cap "PLS 16406", bears N89°34'22"E, a distance of 2,480.03 feet, thence S00°06'38"W on the west line of said northwest quarter of Section 19, a distance of 1322.18 feet to a point on the north line (extended west) of Parcel C4 described at Book 8382, Page 398 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I-032-1(2), thence N89°42'22"E on said north line (extended west), a distance of 45.00 feet to the northwest corner of said Parcel C4, said point being the POINT OF BEGINNING;

37. Thence N89°42'22"E on said north line, a distance of 240.58 feet to the northeast corner of said Parcel C4;
38. Thence S00°06'35"W on the east line of said Parcel C4, a distance of 400.15 feet to the southeast corner of said Parcel C4;
39. Thence S89°42'26"W on the south line of said Parcel C4, a distance of 240.59 feet to the southwest corner of said Parcel C4;
40. Thence N00°06'38"E on the west line of said Parcel C4, a distance of 400.15 feet, to the POINT OF BEGINNING.

## TOGETHER WITH:

A tract or parcel of land No. **AP-1I** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing a net area of 358,218 sq. ft. (8.224 acres), more or less, lying in the south half of the northeast quarter of Section 19, Township 3 South, Range 67 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the east quarter corner of said Section 19, monumented with an illegible 3 ¼" aluminum cap, whence the north sixteenth corner on the east line of said Section 19, monumented with an axle in a range box, bears N00°06'02"E, a distance of 1,326.10 feet, thence on the east line of the southeast quarter of the northeast quarter of said Section 19, N00°06'02"E, a distance of 500.54 feet to the southeast corner of the west portion of the parcel described at Book 6906, Page 288 in the records of the City and County of Denver, said point being the POINT OF BEGINNING;

1. Thence N76°04'47"W on the southwesterly line of said parcel and said southwesterly line (extended northwesterly) a distance of 1,392.25 feet to a point on the west right-of-way line of Forest Street as platted in Sheffield subdivision dated December 5, 1892, Arapahoe County, recorded at Book 12, Page 42 in the records of the City and County of Denver, said point being the southeast corner of Parcel C15 described at Book 8089, Page 188 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I-032-1(2);
2. Thence N00°01'37"E on said west right-of-way line, a distance of 452.93 feet to a point on the south right-of-way line of 46<sup>th</sup> Avenue as platted in said Sheffield subdivision;
3. Thence N89°39'17"E, a distance of 60.00 feet to a point on the east right-of-way line of Forest Street as platted in Schlessingers Capitol Heights, dated March 14, 1889, Arapahoe County, recorded at Book 7, Page 21, in the records of the City and County of Denver, said point being the northwest corner of Block 2 of said Schlessingers Capitol Heights;
4. Thence S00°01'37"W on said east right-of-way line of Forest Street, a distance of 377.85 feet to the southwest corner Parcel C16 described at Book 8121, Page 526 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);
5. Thence N89°50'30"E on the south line of said Parcel C16, a distance of 125.25 feet to a point on the west line of a 16 foot wide alley as platted in said Schlessingers Capitol Heights, and the southeast corner of said Parcel C16;
6. Thence N00°02'08"E on said west line, a distance of 180.95 feet to the northeast corner of said Parcel C16;
7. Thence S76°54'47"E, a distance of 16.42 feet to the east line of said alley and the northwest corner of Parcel C17 described at Book 8095, Page 505 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);
8. Thence S00°02'08"W on the east line of said alley and the west line of said Parcel C17 and the west line of Parcel C18 described at Book 8089, Page 190 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2), a distance of 177.19 feet to the southwest corner of said Parcel C18;
9. Thence N89°50'30"E on the south line of said Parcel C18, a distance of 125.25 feet to a point on the west right-of-way line of Glencoe Street as platted in said Schlessingers Capitol Heights, and the southeast corner of said Parcel C18;
10. Thence N00°02'38"E on said west right-of-way line of Glencoe Street, a distance of 146.53 feet to the northeast corner of said Parcel C17;
11. Thence S76°14'38"E, a distance of 69.99 feet to a point on the east right-of-way line of said Glencoe Street and the northwest corner of Parcel C19 described at Book 8089, Page 192 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);

12. Thence S00°02'38"W on said east right-of-way line of Glencoe Street, a distance of 129.70 feet to the southwest corner of said Parcel C19;
13. Thence N89°50'30"E on the south line of said Parcel C19, a distance of 125.18 feet to a point on the west line of a 16 foot wide alley as platted in said Schlessingers Capitol Heights, and the southeast corner of said Parcel C19;
14. Thence N00°03'46"E on said west line, a distance of 110.03 feet to a point 11.00 feet north of the northeast corner of said Parcel C19;
15. Thence S66°27'17"E, a distance of 17.44 feet to a point on the east line of said alley 3.50 feet north of the northwest corner of the parcel described at Book 6097, Page 250 in the records of the City and County of Denver;
16. Thence S00°03'46"W on said east line, a distance of 3.50 feet to said northwest corner of said parcel;
17. Thence S76°04'47"E on the northeasterly line of said parcel described at Book 6097, Page 250, and said parcel described at Book 6906, Page 288, a distance of 840.79 feet to a point on the east line of said southeast quarter of the northeast quarter of said Section 19 and the northeast corner of said west portion of the parcel described at Book 6906, Page 288 in the records of the City and County of Denver;
18. Thence S00°06'02"W on said east line, a distance of 308.94 feet; to the POINT OF BEGINNING.

**EXCEPTING FROM PARCEL AP-1I, THE FOLLOWING PARCEL:**

A tract or parcel of land No. **Exception-1N** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing 6,874 sq. ft. (0.158 acres), more or less, lying in the southeast quarter of the northeast quarter of Section 19, Township 3 South, Range 67 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the east quarter corner of said Section 19, monumented with an illegible 3 ¼" aluminum cap, whence the north sixteenth corner on the east line of said Section 19 monumented with an axle in a range box, bears N00°06'02"E, a distance of 1,326.10 feet, thence N37°04'38"W, a distance of 1,143.83 feet to the southeast corner of Parcel C20 described at Book 8058, Page 159 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I-032-1(2), said point being the POINT OF BEGINNING;

Thence on the southerly, westerly, northerly, and easterly lines of said Parcel C20 the following four (4) courses:

19. Thence S89°50'30"W on the said southerly line, a distance of 125.18 feet to the southwest corner of said Parcel C20;
20. Thence N00°03'46"E on said westerly line, a distance of 54.89 feet to the northwest corner of said Parcel C20;
21. Thence N89°49'02"E on said northerly line, a distance of 125.17 feet to the northeast corner of said Parcel C20;
22. Thence S00°03'08"W on said easterly line, a distance of 54.94 feet, to the POINT OF BEGINNING.

## TOGETHER WITH:

A tract or parcel of land No. **AP-1J** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing a net area of 1,229,209 sq. ft. (28.219 acres), more or less, lying in the north half of Section 20, Township 3 South, Range 67 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the west quarter corner of said Section 20, monumented with an illegible 3 ¼" aluminum cap, whence the north sixteenth corner on the west line of said Section 20, monumented with an axle in a range box, bears N00°06'02"E, a distance of 1,326.10 feet, thence on the west line of the southwest quarter of the northwest quarter of said Section 20 N00°06'02"E, a distance of 505.01 feet to the southwest corner of the east portion of the parcel described at Book 6896, Page 121 in the records of the City and County of Denver, said point being the POINT OF BEGINNING;

1. Thence continuing N00°06'02"E on said west line, a distance of 300.00 feet to the northwest corner of said east portion of the parcel described at Book 6896, Page 121;
2. Thence N89°47'56"E on the north line of said east portion, and the north line of the east portion of the parcel described at Book 6906, Page 288 in the records of the City and County of Denver, a distance of 2,635.84 feet to a point on the east line of the northwest quarter of said Section 20, whence the north quarter corner of said Section 20, monumented with a 2 ½" aluminum cap "PLS 2149", bears N00°04'34"E, a distance of 1,849.28 feet; said point also being the northeast corner of said east portion of said parcel described at Book 6906, Page 288;
3. Thence N89°47'22"E, a distance of 1,403.99 feet to a point on the westerly line of the parcel described at Reception No. 2002073053 (Parcel B), in the records of the City and County of Denver;
4. Thence S49°36'01"E on said westerly line, a distance of 460.89 feet to the southwest corner of said Parcel B;
5. Thence S89°47'22"W, a distance of 916.85 feet to the southeast corner of Parcel C22 described at Book 8089, Page 196 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. I-032-1(2);

Thence on the easterly, northerly and westerly lines of said Parcel C22 the following three (3) courses:

6. N00°07'48"W on said easterly line, a distance of 125.00 feet to the northeast corner of said Parcel C22;
7. S89°47'22"W on said northerly line, a distance of 236.44 feet to the northwest corner of said Parcel C22;
8. S00°07'48"E on said easterly line, a distance of 125.00 feet to the southwest corner of said Parcel C22;
9. Thence S89°47'22"W, a distance of 602.08 feet to a point on the said east line of the northwest quarter of Section 20, whence the center quarter corner of said Section 20, being monumented with a 3 ¼" aluminum cap "PLS 14112", bears S00°04'34"W, a distance of 505.01 feet, said point also being the southeast corner of the east portion of said parcel described at Book 6906, Page 288;
10. Thence S89°47'56"W on the south line of said parcel described at Book 6906, Page 288, a distance of 2,635.96 feet, to the POINT OF BEGINNING.

## EXCEPTING FROM PARCEL AP-1J, THE FOLLOWING PARCEL:

A tract or parcel of land No. **Exception-10** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing 5,909 sq. ft. (0.136 acres), more or less, lying in the northeast quarter of Section 20, Township 3 South, Range 67 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the center quarter corner of said Section 20, being monumented with a 3 ¼" aluminum cap "PLS 14112", whence the north quarter corner of said Section 20, being monumented with a 2 ½" aluminum cap "PLS 2149", bears N00°04'34"E, a distance of 2,654.29 feet, thence N33°53'27"E, a distance of 760.83 feet to the northwest corner of Parcel C21 described at Book 8089, Page 194 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No, I-032-1(2), said point being the POINT OF BEGINNING;

Thence on the northerly, easterly, southerly and westerly lines of said Parcel C21 the following four (4) courses:

11. N89°47'22"E on said northerly line, a distance of 118.22 feet to the northeast corner of said Parcel C21;
12. S00°07'48"E on said easterly line, a distance of 50.00 feet to the southeast corner of said Parcel C21;
13. S89°47'22"W on said southerly line, a distance of 118.15 feet to the southwest corner of said Parcel C21;
14. N00°12'38"W on said westerly line, a distance of 50.00 feet, to the POINT OF BEGINNING.

## TOGETHER WITH:

A tract or parcel of land No. **AP-1K** of the Department of Transportation, State of Colorado Project No. FBR 0740-234 containing 283,353 sq. ft. (6.510 acres), more or less, lying in the northeast quarter of Section 20, Township 3 South, Range 67 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the north sixteenth corner on the east line of said Section 20, monumented with a 3 ¼" aluminum cap "PLS 24942", whence the east quarter corner of said Section 20, monumented with a 3 ¼" aluminum cap on concrete barrier "PLS 23516", bears S00°09'33"E, a distance of 1,325.14 feet; thence on the east line of the southeast quarter of the northeast quarter of said Section 20, S00°09'33"E, a distance of 18.34 feet to the POINT OF BEGINNING;

1. Thence S00°09'33"E on said east line, a distance of 1,306.81 feet to said east quarter corner of Section 20;
2. Thence S89°47'22"W on the south line of the northeast quarter of said Section 20, a distance of 106.66 feet to a point on the east line of Parcel No.1 described in Special Warranty Deed at Reception No. 880301184 in the records of the City and County of Denver, acquired for Colorado Department of Highways (CDOH) Project No. QIR-70-4(133);
3. Thence N00°11'47"W on said east line, a distance of 30.00 feet to the southwest corner of Parcel C24 described at Book 8124, Page 448 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);

Thence on the southerly, easterly and northerly lines of said Parcel C24 the following three (3) courses:

4. N89°47'22"E on said southerly line, a distance of 76.67 feet to a point on the west right-of-way line of Quebec Street as platted in Second Addition To Swansea, a subdivision dated November 24, 1885, Arapahoe County, recorded at Book 3, Page 30 in the records of the City and County of Denver, said point being the southeast corner of said Parcel C24;

5. N00°09'33"W on said west right-of-way line of Quebec Street and said easterly line, a distance of 475.00 feet to the northeast corner of said Parcel C24;
6. S89°47'22"W on said northerly line, a distance of 631.09 feet to the northwest corner of said Parcel C24, said point also being the southeast corner of Parcel B described at Reception No. 2002073053 in the records of the City and County of Denver;
7. Thence N49°36'01"W on the easterly line of said Parcel B, a distance of 460.89 feet to a point on said easterly line at the south line (extended west ) of Parcel C23 described at Book 8124, Page 448 in the records of the City and County of Denver, acquired for CDOH Project No. I-032-1(2);
8. Thence N89°47'22"E, a distance of 981.25 feet to a point on the west right-of-way line of said Quebec Street, said point being the southeast corner of said Parcel C23;
9. Thence N00°09'33"W on said west right-of-way line and the east line of said Parcel C23, a distance of 501.67 feet to the northeast corner of said Parcel C23;
10. Thence N89°31'20"E on the north line (extended east) of said Parcel C23, a distance of 30.00 feet, to the POINT OF BEGINNING.

Basis of Bearings: All bearings are grid bearings of the UTM System, Zone 13 North, NAD 1983 (1992) determined by a fast static GPS survey. The line between point MCDONNELL and point W410, monumented as shown in the Land Survey Control Diagram at CDOT Project No. NH 0361-070 and filed in the City & County of Denver, CO at Reception No. L013566, bears N14°20'15.6"W.

Authored For and on Behalf of the  
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